

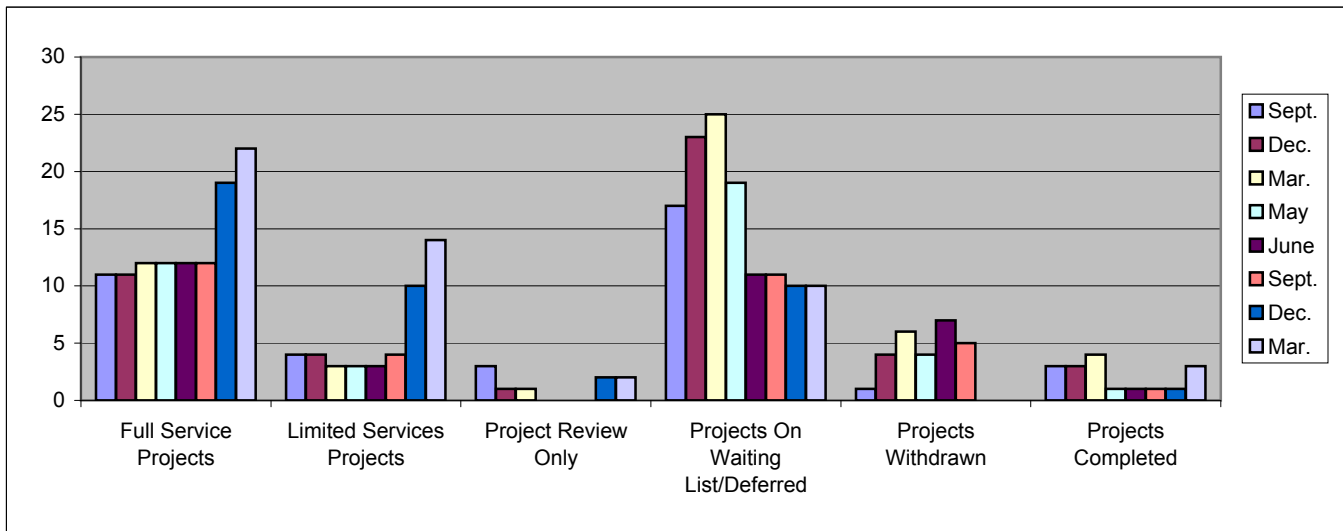


MONTHLY PROGRAM STATUS REPORT

April 2008

Current Number of Program Participants:

| | FY '07 | | | | | FY '08 | | | |
|-----------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|------|
| | Sept. | Dec. | Mar. | May | June | Sept. | Dec. | Mar. | June |
| Full Service Projects | 11 | 11 | 12 | 12 | 12 | 12 | 19 | 22 | |
| Limited Services Projects | 4 | 4 | 3 | 3 | 3 | 4 | 10 | 14 | |
| Project Review Only | 3 | 1 | 1 | 0 | 0 | 0 | 2 | 2 | |
| Projects On Waiting List/Deferred | 17 | 23 | 25 | 19 | 11 | 11 | 10 | 10 | |
| Projects Withdrawn | 1 | 4 | 6 | 4 | 7 | 5 | 0 | 0 | |
| Projects Completed | 3 | 3 | 4 | 1 | 1 | 1 | 1 | 3 | |
| Projects in Initial Assessment | | | | | 10 | 8 | 1 | 6 | |
| Total | 39 | 46 | 51 | 39 | 44 | 41 | 43 | 57 | |



Significant Activity During the Past Month:

- The Oversight Committee reviewed four proposals received to provide evaluation services for the Pre-Development Program. Two of the firms were requested to submit additional information as a basis for the final selection. Responses were received at the end of April and the Oversight Committee will make their final decision at the next meeting in May.
- Requests for Statements of Qualifications were issued for legal consultation services to assist Pre-Development with real estate transaction advice. Three proposals were received. They will be evaluated by the Oversight Committee and a selection made in May.
- A Request for Statements of Qualifications were issued for architectural services to supplement those already available to the Program. Fourteen proposals were received. They will be evaluated by the Oversight Committee and a selection made in May.
- Pre-Development staff and consultants participated in a two day workshop on Fair Housing Accessibility and UFAS requirements sponsored by AHFC.

- The Program Manager participated in the Health Steering Committee and Large Clinic Sub-Committee meetings at the Denali Commission. An offer was made to assist with the development of planning guidelines for large clinics.
- The reconsideration of the VOA ARCH Conditional Use Permit came before the Planning and Zoning Commission on April 14th. They decided to open the entire issue up again. A public hearing will be held before the Commission on June 9th. VOA staff and consultants are gathering community support and preparing the applications, documents, and presentation. Meanwhile the construction is almost complete. The building will be ready for occupancy in June but that can not occur until the Conditional Use Permit is granted. Another obstacle recently identified is a Medicaid regulation restricting the number of clients to 16. The State of Alaska is taking the lead in resolving this problem since it affects all residential mental health care providers in the state.
- **Upcoming events:**
 - May 19th:** Oversight Committee Meeting
 - May 22nd:** A full day workshop for organizations in Pre-Development
 - June 9th:** Funding Partners Meeting

Concerns Identified In Process:

- A concern has developed over Pre-Development's role in the Denali Commission's Primary Care program. Pre-D has been requested to provide limited services in developing space programs for multi-use and community defined clinics. The number of such projects has grown significantly beyond the estimates given in early discussions of this role, creating a significant impact on Pre-D's capacity to take on other projects. It has also become clear that a limited role in developing a space program when the basic planning assumptions have not been verified can lead to wasted effort. Further discussions with the Funding Partners and the Denali Commission staff are needed to resolve this issue.

Projects Completed This Month:

■ **Anchorage Neighborhood Health Center**

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| Description: | The ANHC retained a consulting firm to analyze the business plan and concept design for its proposed new clinic. |
| Type of Project: | Large Clinic |
| Partner Sponsors: | Rasmuson Foundation |
| Date Entered Pre-D Program: | December-07 |
| Completed Pre-D Program: | April-08 |
| Requested Assistance: | Limited Services: Review of Planning Consultants' Report |
| Services Provided: | Review of Report |
| Funds Spent on Project: | \$0 |
| Project Outcome: | The consulting firm had made numerous recommendations for improving the efficiency of operations, funding base, and reductions in size of the proposed facility. Pre-D agreed and supported their assessment, with the exception of their suggestion that the per square foot construction cost was high. Being an out of state firm they were not familiar with construction costs in Alaska. |
| Lessons Learned: | Having an outside consulting firm evaluate this project provided valuable benchmarks with similar community health centers elsewhere in the country and the state. |

■ **Standing Together Against Rape**

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| Description: | STAR provides education, counseling, and crisis response to women who have experienced sexual assault. |
| Type of Project: | Domestic Violence |
| Partner Sponsors: | Denali Commission |
| Date Entered Pre-D Program: | July-05 |
| Completed Pre-D Program: | April-08 |

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|--------------------------------|--|
| Requested Assistance: | Full Services |
| Services Provided: | Assistance was provided in developing the business plan, the space program, concept design, and project cost estimate. Once funding was secured (primarily from the Denali Commission) assistance was provided in soliciting and selecting a design team and project manager. |
| Funds Spent on Project: | \$24,030 |
| Project Outcome: | The project has experienced multiple delays. There was a change in leadership, with a resulting change in programming. This project was also captive to some extent to plans for major repairs to the building HVAC system. Despite this, the final project should be a much improved home for STAR. |
| Lessons Learned: | The planning phase needs to be carefully documented so that changes in leadership do not result in confusion and re-work. |

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| Definitions: | |
| Full Service Projects: | Program provides guidance, technical assistance, and project review |
| Limited Services Projects: | Program provides limited Technical Assistance only |
| Project Review Only: | Program provides a review of project for funding readiness |
| Projects On Waiting List: | Either a project is not able to proceed because of issues like site control or lack of funding or the Program does not currently have the capacity to take on more active projects. |
| Projects Withdrawn or Deferred: | The organization decided not to proceed with the project or the Program determined the project was ineligible or not ready for pre-development. |
| Projects Completed: | The project completed the pre-development phase or the limited services provided by the Program were complete. |